



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

David Morin, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: MAY 23, 2018

DRAFT

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> E </u>
---	---	---	---------------------------------------

Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	Ed Van der Veen Alternate <u> X </u>
-----------------------------------	------------------------------------	--	---

Ethan Meinhold Alternate <u> X </u>	David Morin Select. Rep. <u> X </u>	Roger Coutu Alt. Select. Rep. <u> E </u>
--	--	---

Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Meinhold seated for Mr. Brackett.
Mr. Van der Veen seated for Mr. Dumont. (Mr. Van der Veen stepped down - Mr. Dumont seated at 7:10 p.m.)

- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)

- 25 April 18 Meeting Minutes – Decisions.

Mr. Malley moved to grant the requested waiver of HR 276 – 11.1.B. (12) (c) – No site improvements to be located within 100 feet of a residential district or property, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Ulery. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Proposed Industrial Building, 24 Constitution Drive, Hudson, NH, for Princecape Realty, LLC, 33 Constitution Drive, Hudson, NH, prepared by Hayner/Swanson, Inc. 3 Congress St., Nashua, N.H., dated April 2, 2018 (with revisions through May 3, 2018) and consisting of Sheets 1 – 13 with Notes 1 – 23 on Sheet 1:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1-23, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
4. A cost allocation procedure (CAP) amount of \$18,653.00 shall be paid prior to the issuance of a Certificate of Occupancy. Note 21 shall be revised to correct the amount based on light industrial use.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.

Motion seconded by Mr. Dumont. All in favor – motion carried.

XVI. OTHER BUSINESS

- A. Review of Draft Land Use Guidelines

1. Change of Use Review
2. Developments of Regional Impact
3. Wetland Buffers

Mr. Theborge reviewed the purposes of the draft Land Use Guidelines and the three latest drafts to address these issues.

The Board endorsed moving forward with the draft Change of Use Review guideline with the addition of a statement to address allowing change of tenants in multi-tenant buildings and malls where there is an approved site plan.

The Board endorsed moving forward with the draft Developments of Regional Impact guideline working with NRPC to develop regional guidelines to review projects for potential impacts.

The Board endorsed moving forward with the draft Wetland Buffers guideline and drafting amendments to the Zoning Ordinance to address buffers around poorly drained soils and for streamlining the permitting process.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 8:47 p.m.

William Collins
Secretary